
IMPLEMENTATION PROGRAM

The Community Plan establishes the goals, objectives and specific recommendations to guide the growth and revitalization of Clairemont Mesa. The formulation and adoption of a Community Plan is only the first step in a two-step process. The second, and an equally important step, is the implementation or action program. This section summarizes the growth potential for Clairemont Mesa and the phasing of public facilities necessary to accommodate its population and specific actions and legislation necessary to implement the Plan.

NEW GROWTH

There are approximately 338 acres of vacant residential land and approximately 42 acres of land that could redevelop with a higher residential density. Most of the vacant land is located in the canyons and hillside areas and is constrained by City regulations (e.g., Hillside Review Overlay Zone and Tecolote Canyon Rim Development Guidelines) and street access. The areas of potential redevelopment in Clairemont Mesa include: the duplexes to the east of Clairemont Drive between Clairemont Mesa Boulevard and Feather Avenue which are on lots that exceed 6,000 square feet; and the Buena Vista Gardens on Clairemont Drive between Dakota Drive and Iroquois Avenue. Both of these areas could redevelop at densities greater than what is existing.

In summary, Clairemont Mesa is an urbanized community and for the most part is built out. Future development of the vacant residential land and redevelopment opportunities could result in an addition of 1,300 dwelling units (not including mixed-use development), totaling 33,200 dwelling units or a 9.6 percent increase over the existing stock in the next 15 years. As development or redevelopment occurs, the additional growth will not overburden existing public facilities or the circulation system given the projected rate of growth over the 15-year period. As stated in the **Community Facilities Element**, Clairemont Mesa has adequate public facilities and with the adoption of the Community Plan these facilities will be maintained according to General Plan recommendations.

ACTION PROGRAM

Realization of the goals, objectives and recommendations outlined in this Plan will require a comprehensive implementation program. Major components of the implementation or action program for the Plan are as follows:

1. Zoning Modifications

The basic implementation tools to achieve the desired land use pattern are rezoning and zoning code revisions. Rezoning should affect all portions of the community where existing zoning is inconsistent with the land use recommendations in the Plan, and the West Clairemont Height Limitation Overlay Zone should be amended to be made a permanent overlay zone. The proposed zoning changes necessary to implement the recommendations in this Plan are shown on **Figure 38**.

2. Application of the Hillside Review (HR) Overlay Zone

The HR Overlay Zone should apply to those areas that have met the adopted City guidelines for inclusion in this Overlay Zone. Rezoning of privately owned canyons, designated as open space to R1-40000 with the HR Overlay Zone are shown on **Figure 38**.

3. Application of the Tecolote Canyon Rim Development Guidelines

The recommendation in the **Open Space and Environmental Resources Element** to apply the Tecolote Canyon Rim Development Guidelines in conjunction with the Hillside Review Overlay Zone to all areas designated as open space should be implemented in the review of all discretionary permits and maps.

4. Application of the Institutional Overlay Zone

The recommendation in the **Community Facilities Element** to apply the Institutional Overlay Zone to publicly owned schools, libraries and fire stations within Clairemont Mesa should be implemented by applying this overlay zone to the areas shown on **Figure 38**.

5. Application of the Open Space Zone

The recommendations in the **Open Space and Environmental Resources Element** that the Open Space Zone should apply to City-owned park and recreation sites and resource-based parks within Clairemont Mesa should be implemented by applying the Open Space zones to the areas shown on **Figure 35**. Rezoning of privately owned canyons, designated as open space, to R1-40000/HR with the Hillside Review Overlay Zone are also shown on **Figure 38**.

6. Application of the Community Plan Implementation Overlay Zone

The recommendations in the **Residential and Commercial Elements** to apply the Community Plan Implementation Overlay Zone to the Buena Vista Gardens site, community core and Clairemont Village and Clairemont Square shopping centers within Clairemont Mesa should be implemented by applying this Overlay Zone to the areas shown on **Figure 38**.

7. Public Improvements

Certain public improvements such as the expansion of the Balboa Branch Library, renovation of park and recreation facilities and street improvements should be implemented and maintained as part of the City's Capital Improvement Program (see **Table 11**).

8. Implementation by Other Agencies

Agencies such as the Housing Commission and MTDB will be responsible for implementing certain recommendations in the Plan. The Housing Commission will have significant responsibility for providing low- and moderate-income housing, and MTDB has the primary responsibility for implementing transit improvements, including the future light rail along I-5 (see **Table 11**).

9. Public Facilities Financing Plan

The City Manager prepares a Public Facilities Financing Plan for all urbanized communities after adoption of a community plan. This financing plan is updated on an annual basis. The Plan (1989) recommends funding improvements to streets, bikeways, crosswalks, entryway landscaping and community identity signs, park and recreation facilities, a library expansion and the placement of utility wires and transmission lines underground in the Capital Improvements Program.



The following table is a summary of major plan proposals contained in the Plan. For each element there is a brief description of the recommendation, proposed implementation method, timing and the responsible department/agency.

**TABLE 11
IMPLEMENTATION PROGRAM**

RESIDENTIAL ELEMENT			
Summary of Recommendation	Implementation Method	Timing	Responsibility
Maintain the low-density character of predominantly single-family neighborhoods	Maintain existing single-family zoning and rezone predominantly single-family neighborhoods from R-3000 to R1-5000	Concurrent with Plan Adoption	Planning Commission, City Council
	Adopt the community-wide Clairemont Mesa Height Limitation Zone	Concurrent with Plan Adoption	Planning Commission, City Council
Preserve existing canyon and natural open space systems	Rezone the vacant canyon areas from R1-15000/HR and R1-5000/HR to R1-40000/HR	Concurrent with Plan Adoption	Planning Commission, City Council
Protect the environmental resources and aesthetic qualities of residential neighborhoods	Apply the Hillside review Overlay Zone and the Tecolote Canyon Rim Development Guidelines to all designated open space areas	Concurrent with Plan Adoption	Planning Commission, City Council
Maintain the streetscape environment along Clairemont Drive and Cowley Way	Apply the Community Plan Implementation Overlay Zone to the Buena Vista Gardens site	Concurrent with Plan Adoption	Planning Commission, City Council
Prevent the development of companion units and guest quarters from adversely impacting surrounding neighborhoods or the natural features of the site	Zoning Regulations/Enforcement	Continuing	Planning Department, Zoning Administrator
Preserve existing low- and moderate-income housing and encourage construction of additional affordable units	Federal subsidy programs	Continuing	Housing Commission, Planning Department, H.U.D.
Retain the mobile home parks on Morena Boulevard in order to provide a diversity of housing options for residents	Zoning Regulations	Continuing	Planning Commission, City Council

TABLE 11
IMPLEMENTATION PROGRAM (continued)

COMMERCIAL ELEMENT			
Summary of Recommendation	Implementation Method	Timing	Responsibility
Provide opportunities for expansion of existing commercial development that is sensitive to surrounding neighborhoods and provides a pedestrian environment	Apply the Community Plan Implementation Overlay Zone to the community core	Concurrent with Plan Adoption	Planning Commission, City Council
	Apply the Community Plan Implementation Overlay Zone to Clairemont Square and Clairemont Village shopping centers	Concurrent with Plan Adoption	Planning Commission, City Council
	Require a Planned Commercial Development Permit	Continuing	Planning Department
Maintain commercial services at the neighborhood level	Rezone neighborhood commercial sites to CN	Concurrent with Plan Adoption	Planning Commission, City Council
Recommend commercial development on the ground floor and residential uses on the second level for a mixed-use project in Neighborhood Commercial Centers	Recommend a Planned Commercial Development Permit	Continuing	Planning Department
Redevelop the commercial areas on Morena Boulevard with off-street parking regulations and other property development regulations	Rezone majority of the area to C-1	Concurrent with Plan Adoption	Planning Commission, City Council
Redevelop the duplexes south of Balboa Avenue on Clairemont Drive with offices	Rezone majority of the area to CO	Concurrent with Plan Adoption	Planning Commission, City Council
INDUSTRIAL ELEMENT			
Summary of Recommendation	Implementation Method	Timing	Responsibility
Redevelop the Rose Creek/Canyon industrial area with research/office headquarter uses and improve off-street parking and landscaping requirements	Rezone areas to M-1P	Concurrent with Plan Adoption	Planning Commission, City Council
	Apply the Community Plan Implementation Overlay Zone to the Price Club site		
Redevelop the Tecolote Gateway industrial area with improved off-street parking and landscaping requirements	Rezone areas to M-1A	Concurrent with Plan Adoption	Planning Commission, City Council

TABLE 11
IMPLEMENTATION PROGRAM (continued)

TRANSPORTATION ELEMENT			
Summary of Recommendation	Implementation Method	Timing	Responsibility
Implement the vehicular circulation improvements shown on Figure 21, 2005 Street Classifications	Schedule street improvements in the Capital Improvements Program	1989-2005	Engineering and Development Department
Improve transit stops to provide a more convenient passenger service	Adapt the Transit Shelter Program for Clairemont Mesa	1989-1991	MTDB
Provide mass transit alternatives, including the LRT along I-5	Sales tax funds, federal and state transit assistance funds and other transit revenues	1995	MTDB
Provide direct shuttle service, e.g., DART, Park and Ride for commuters to LRT stations, via Balboa Avenue and Clairemont Mesa Boulevard/Clairemont Drive	Federal and state transit assistance funds, fare revenue and MTDB general funds	1995	MTDB
Implement the bikeway system shown on Figure 27, Recommended Bikeway System	Bikeway improvements should be scheduled in the Capital Improvement Program	1989-2005	Planning Department, Engineering and Development Department
Improve landscaping in the public right-of-way and medians and community identification signs at entryways	MTDB should design and construct an entryway theme for each LRT stop	1989-1995	MTDB
	Landscape and sign improvements should be scheduled in the Capital Improvements program, form assessment districts or through private development		City Council, City Manager's Office

TABLE 11
IMPLEMENTATION PROGRAM (continued)

OPEN SPACE AND ENVIRONMENTAL RESOURCES ELEMENT			
Summary of Recommendation	Implementation Method	Timing	Responsibility
Protect open space for the preservation of natural resources	Rezone the resource-based parks to OS-R	Concurrent with Plan Adoption	Planning Commission, City Council
	Apply the tecolote Canyon Rim Development Guidelines, in conjunction with the HR Overlay Zone to all areas designated as open space	Concurrent with Plan Adoption	Planning Commission, City Council
	Rezone privately owned canyons designated as open space to R1-4000/HR	Concurrent with Plan Adoption	Planning Commission, City Council
Establish a long-range comprehensive park program for the management and preservation of Marian Bear Memorial Park	Prepare a master plan for the park	1989-1992	Park and Recreation Department
Restore Tecolote Canyon to a physically and biologically stable state	Prepare a watershed and maintenance program	1989-2005	Engineering and Development Department
POPULATION-BASED PARKS AND RECREATION ELEMENT			
Summary of Recommendation	Implementation Method	Timing	Responsibility
Preserve parks for recreational purposes	Rezone population-based parks to OS-P	Concurrent with Plan Adoption	Planning Commission, City Council
Provide adequate park services for future residents	Prepare a long-term refurbishment program for park facilities	1989-1992	Park and Recreation Department
	Schedule park and recreation facilities improvements in the Capital Improvement Program	1989-2005	Park and Recreation Department

TABLE 11
IMPLEMENTATION PROGRAM (continued)

COMMUNITY FACILITIES ELEMENT			
Summary of Recommendation	Implementation Method	Timing	Responsibility
Provide an opportunity for participation in decisions regarding future use of publicly owned property	Apply the Institutional Overlay Zone to public schools, libraries and fire stations in Clairemont Mesa	Concurrent with Plan Adoption	Planning Commission, City Council
Alternative development should be compatible with the surrounding neighborhood	Rezone school sites to R1-5000 as shown on Figure 38, Recommended Rezonings	Concurrent with Plan Adoption	Planning Commission, City Council
Expand the Balboa Branch Library	Schedule the Library expansion in the Capital Improvements Program	1989-2005	Engineering and Development Department
Place all utility wires and transmission lines underground where technically and economically feasible	Schedule the placement of utility wires and transmission lines underground in the Capital Improvements Program and form assessment districts	1989-2005	Engineering and Development Department, SDG&E